



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
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## PLANNING BOARD

**NOTICE / AGENDA**  
**REGULAR MEETING & PUBLIC HEARINGS**  
**GRAFTON PLANNING BOARD**  
Conference Room A – Grafton Municipal Center  
30 Providence Road, Grafton, MA 01519  
Monday, March 14, 2016

**7:00 p.m. Regular Meeting**

**1. Public Input**

**2. Action Items**

- A. Request for Determination for Minor Modification – T-Mobile Facility at 116 Worcester Street, Grafton MA
- B. Request for Approval Not Required (ANR 2016-2): 87 Fitzpatrick Road – Ruth M. Gregoire & Andrea A. Maffei

**3. Review And Deliberation**

- A. Draft Decision: Special Permit (SP 2016-2) – Richard Cornell (Applicant/Owner) – 7 Bruce Street – Accessory Apartment

**4. Zoning Workshop – Review of Proposed Articles for Spring Annual Town Meeting**

**5. General Business**

- A. Bills
- B. Staff Report
- C. Minutes of Previous Meetings
  - 1. Open Session Minutes of February 22, 2016
- D. Correspondence

**6. Reports From Planning Board Representatives On Town Committees And CMRPC**

**7. Public Hearings**

- A. (7:30 P.M.) **Modification of a Definitive Plan Approval (2006.6) – Charles Kady, Jr (Applicant/Owner) – Dendee Acres.** A public hearing to consider an application to modify the Definitive Plan Approval, specifically to extend the construction deadline for the completion of the roads and associated infrastructure for a 9-lot Flexible Development residential subdivision on property located off Elmwood Street, and shown as Grafton Assessor's Map 113, Lot 121. Said subdivision includes the road known as Desrosiers Landing. Said property is located in a Residential (R20) zoning district. The Applicant/Owner is Charles Kady, Jr.
- B. (7:30 P.M.) **Special Permit and Site Plan Approval (SP 2016-3) – Town of Grafton (Applicant/Owner) – 4-6 Upton Street.** A public hearing to consider an application to construct a public recreational facility (known as "Super Park") on

*The Board reserves the right to take agenda items out of order.*

Grafton Planning Board  
Meeting Agenda  
March 14, 2016

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property located at 4-6 Upton Street, and shown as Grafton Assessor's Map 74, Lots 89 & 90. Said project will include recreational play structures, seating, fencing, parking and access road. Said property is partially located in a Neighborhood Business District (NB) zoning district and partially located in in a Low Density Residential (R40) zoning district. The Applicant/Owner is the Town of Grafton.

- 8. Any Other Items Which May Lawfully Come Before The Board**
- 9. Vote To Extend Duration Of Meeting Beyond 10:00 P.M. (If Necessary)**
- 10. Adjournment**